060.0	0006	0015.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	806,800	/	806,800
USE VALUE:	806,800	/	806,800
ASSESSED:	806,800	/	806,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LESTER WILLIAM
Owner 2:	
Owner 3:	
Street 1:	141 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ:
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN -
Owner 2:	DOLAN DAVID/SARA -
Street 1:	147 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,466 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 2009, having primarily Clapboard Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6466.000	377,000		429,800	806,800
Total Card	0.148	377,000		429,800	806,800
Total Parcel	0.148	377,000		429,800	806,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.43 | /Parcel: 439.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	311027
GIS Ref	
GIS Ref	
Insp Date	11/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0006-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	376,700	0	6,466.	429,800	806,500	806,500	Year End Roll	12/18/2019
2019	101	FV	344,900	0	6,466.	423,600	768,500	768,500	Year End Roll	1/3/2019
2018	101	FV	344,900	0	6,466.	325,400	670,300	670,300	Year End Roll	12/20/2017
2017	101	FV	344,900	0	6,466.	307,000	651,900	651,900	Year End Roll	1/3/2017
2016	101	FV	344,900	0	6,466.	282,400	627,300	627,300	Year End	1/4/2016
2015	101	FV	307,200	0	6,466.	264,000	571,200	571,200	Year End Roll	12/11/2014
2014	101	FV	307,200	0	6,466.	243,100	550,300	550,300	Year End Roll	12/16/2013
2013	101	FV	307,200	0	6,466.	243,100	550,300	550,300		12/13/2012

!15687!

PRINT

Date	Time
12/11/20	05:22:32

LAST REV

Date	Time
10/10/19	09:06:59
apro	
15687	

USER DEFINED

Prior Id # 1:	40155
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	54426-468		3/19/2010		570,000	No	No		
WARNICK ALICE B	50183-208		10/2/2007		500,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2009	374	New Buil	265,000	C				NEW SF HOME

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Inspected	CC	Chris C
11/8/2018	Missed Appt.	CC	Chris C
10/24/2018	MEAS&NOTICE	CC	Chris C
4/5/2011	MLS	BR	B Rossignol
8/19/2009	Info Fm Plan	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6466		Sq. Ft.	Site		0	70.	0.95	6									429,785						429,800	

Total AC/HA: 0.14844 | Total SF/SM: 6466 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 429,785 | Spl Credit | Total: 429,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RUSSET RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.9	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	1.04677641
Adj $ / SQ:	127.183
Other Features:	108645
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380450
Depreciation:	3424
Depreciated Total:	377026

COMMENTS

SUBDIVISION OF 147 LOWELL ST 03-11-2009.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

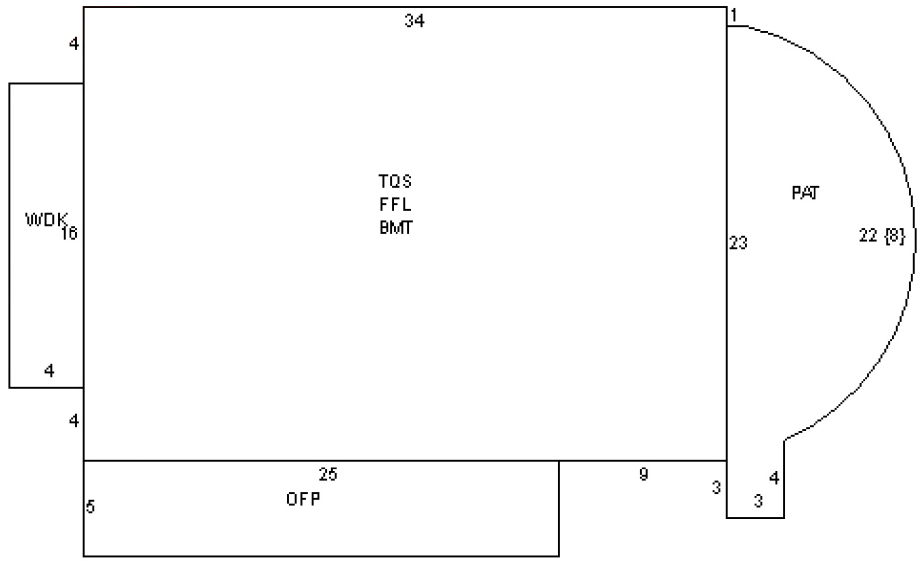
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	139.90
Special Features:	0	Val/Su Net:	144.00
Final Total:	377000	Val/Su SzAd	264.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	61.050	49,815
FFL	First Floor	816	127.180	103,782
TQS	3/4 Story	612	127.180	77,836
PAT	Patio	185	4.480	828
OFP	Open Porch	125	31.090	3,886
WDK	Deck	64	16.750	1,072

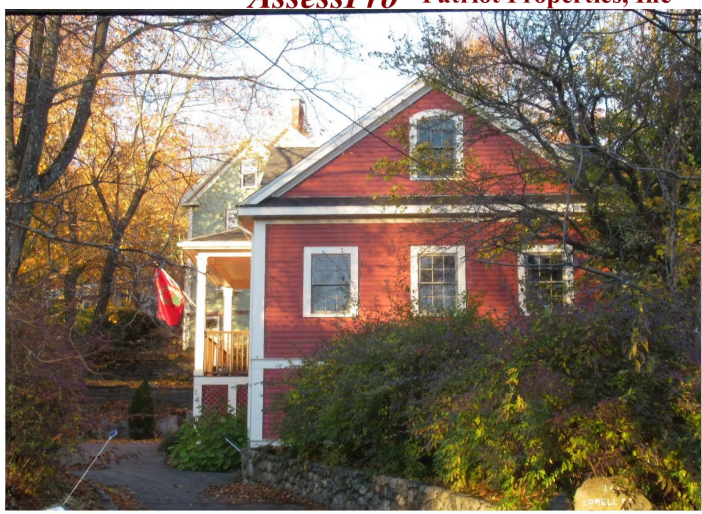
Net Sketched Area:	2,618	Total:	237,219
Size Ad	1428	Gross Are	2822	FinArea	1836
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0006-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	